



Application

Narrative

Cash Transmittal

Development Standards

Deer Valley & Miller
21818 N Miller Road, Scottsdale, AZ 85255

Narrative:

The property for the proposed development is located at the northwest corner N. Miller Road and E. Deer Valley Road and encompasses 1.6 gross acres and 1.0 net acres of land. The site is zoned Medium Density Residential R-3. The parcels adjacent to the property include single family houses to the north and west, North Miller Road to the east, and East Deer Valley Road to the south. The purpose of the application is for Development Review Board approval for the Townhomes at Deer Valley and Miller.

The proposed development is three separate buildings with the north building consisting of 5 units, with the two south building each consisting of 2 units each. The development is proposed for townhomes with a density of nine units per acre. Located at the corner of a minor arterial street and a minor collector street the site has access to many modes of transportation. The surrounding areas has been developed for well over 20 years, and there are no sensitive environmental conditions on or near the site.

The buildings are set back fifty feet from Deer Valley Road creating an open area in the front. These fifty feet is the Desert Landscape easement. Pavement at the entry to the site, which is from Deer Valley road, through the Desert Landscape easement, will be of colored concrete to blend with the surrounding desert color.

Owner of the proposed development will be responsible to widen E. Deer Valley Road to a minimum 11- foot, two-way, left turn lane adjacent to the site and provide standard taper lengths approaching from west. A 10 feet of right-of-way along N. Miller Road will be dedicated for a complete half-street right-of-way of 65 feet.

The refuse enclosure in this area, will have metal surround to blend with the surrounding desert. The enclosure is located away from the single-family residences. The backup area for the Solid Waste truck will have cross hatch striping and no parking sign so that area is not used for parking.

There is existing perimeter wall on the north and west side of the property. On the east side there is a natural wash, which is a drainage easement. This drainage easement on the site will remain and retaining wall is added for the sloped terrain. There will be grade breaks at the retaining wall and view fence on top of the

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retaining wall with masonry piers. The drainage easement helps a setback to the building structure from Miller Road with landscape.

The ordinance allows for a maximum height of 30 feet within the R-3 district. The height for the buildings is less than the maximum height and shown on the roof plan and elevations. All buildings have mansard roof with mechanical units located in the center flat area. Mechanical units are screened by the mansard roof. Roof drainage system will be concealed with the walls. There are pop-out at the top and bottom of the windows and the glazing is recessed a minimum of fifty percent of the wall thickness.

Electrical panel and service entrance section are located in electrical closet and incorporated with the design of the building and painted to match with adjacent wall color.

The landscape character will feature a combined use of plants and hardscape materials to create an overall pedestrian level, desert sensitive experience. A general inventory of the existing plants will be done, and plants will be tagged to salvage and relocate, preserve and protect in place. The plant palette incorporates indigenous and low water use plant material. Trees and shrubs are selected to compliment the architecture, provide screening from the adjacent single-family neighborhood and blend with the surrounding environment. The front yard will have native vegetation to reduce water consumption and provide desert wildlife habitat. Thorny trees, shrubs and cacti shall be planted so that they are at least 4 feet away from any walkways or parking area curbing. The trees along the northern boundary will help to prevent light spillage to the property to the north. Light bollards and wall lights will spread light downward and keep the sidewalks and paved surfaces illuminated.

The proposed development is a permitted Land Use per Table 5.703, no. 5. Dwelling Units and will have a density of 9 unites per acre. Common open space provided in the proposed site is 10,569 sq.ft. Two parking space is required for each Townhomes. Private garage with two parking for each unit, which is a total of eighteen space, is provided in the proposed project. The entry drive aisle in the

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project will have colored concrete pavement so it blends with the surrounding in the desert easement area. The entry driveway from Deer Valley Road is in conformance with City of Scottsdale standard detail #2256, CL-1.

Material, finishes and colors for the buildings have been selected to evoke a sense of welcoming and well-being, and blend with desert surrounding. The building design has light colored stucco with accents of darker wood tones and adobe blend mission style roofing to blend with the surrounding area. Most of the balconies and windows are provided in recessed areas to protect from the effects of sun.

The building on the north side is approximately 12,730 square feet and two stories with 5 residences. The two buildings on the south side have an approximate area of 4,686 square feet each, two stories and 2 residences in each of them. The buildings have three bedrooms with kitchen, living and powder room with two car garages. See Unit plans for different plan layouts.

The exterior elevations show various elements in the building to create visual interest and richness. Stone veneer, pop outs, window shutters add variety to the elevations.

Exterior finish materials are:

- Stucco system (inclusive of pop-outs) with muted earth tone paint color options
- Detail accents, posts and railings
- Accent stone
- Concrete roof tiles

The following reviews the various Development Review Board Criteria (Scottsdale Zoning Ordinance Sec. 1.904) that apply to the proposed development:

1. The City of Scottsdale General Plan 2001 Land Use Element designates the property as Urban Neighborhoods which includes areas of multi-family with densities usually more than eight dwellings per acres. The proposed project will have 9 townhomes on a 1-acre net site and closely aligns with the Urban Neighborhoods land use category.
2. The proposed residential project is designed to preserve the Desert Landscape Easement set back in the front and the natural wash on the east side in the property. This property has remained undeveloped for many years though several different type of projects have been approved for this site over the years but never constructed.

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The proposed project provides elevation with various element to create variety with pop-outs, trims, window shutters also creating a relationship with the surrounding neighborhood.

3. Located at the corner of a minor arterial street and a minor collector street the site has access to many modes of transportation. The development also has sidewalk connection to the Arizona Silverado community. Sidewalk connects all buildings in the site to Deer Valley Road and Miller Road.
4. All roof top mechanical equipment will be screened, and screening will be integral to the building design.
5. The proposed project is not in the Downtown Area.
6. No public artwork is provided in this private townhome project.

The proposed development will provide housing, for ownership or rent, for people who will work in the nearby area. The area for the townhomes ranges from 1700 sq.ft. to 1900 sq.ft. which will be appropriate for young families and professionals who can work nearby. The proposed site has been vacant for many years, the development will enhance the area with similar characteristics and density to the surrounding neighborhood as well as a use that might be more successful than previous commercial attempts for this site.

Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
<input type="checkbox"/> Development Agreement (DA)	Wireless Communication Facilities	<input type="checkbox"/> Annexation/De-annexation (AN)
Exceptions to the Zoning Ordinance	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	Signs	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	Other Application Type Not Listed
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: _____

Project Name: Deer Valley Town Homes

Property's Address: 21818 N. Miller Road, Scottsdale, AZ 85255

Property's Current Zoning District Designation: MEDIUM DENSITY RESIDENTIAL (R-3)

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

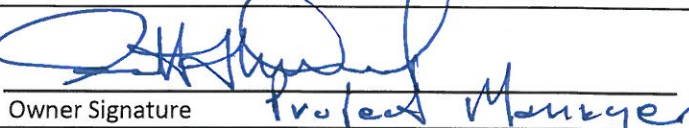
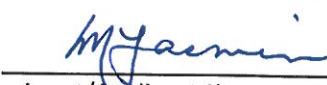
Owner: Beardsley 22, Inc	Agent/Applicant: Masuda Yasmin
Company: Beardsley 22, Inc	Company: Whitneybell Perry Inc
Address: 222 W Linger Ln	Address: 575 W. Chandler Boulevard, Ste 123, Chandler, AZ
Phone: 602-617-8507 Fax:	Phone: 480-857-8395 Fax:
E-mail: gwebner@cox.net	E-mail: masuda@whitneybellperry.com
Designer: same as agent	Engineer: Lisa Nelson
Company:	Company: Terrascope Consulting
Address:	Address: 645 E. Missouri Ave, Ste 160, Phoenix, AZ85012
Phone: Fax:	Phone: 480-454-1807 Fax:
E-mail: masuda@whitneybellperry.com	E-mail: lnelson@terrascope.us

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

☐ **Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

☐ **Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

 Owner Signature	 Agent/Applicant Signature
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Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

Development Application

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Revision Date: 5/10/2018

43-DR-2019

08/14/19

Development Application

Review Methodologies



Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning and Development Services

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Development Application

Arizona Revised Statutes Notice



§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

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